

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No.  
& Email Address

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FOR COURT USE ONLY

☐ Individual *appearing without attorney*  
☒ *Attorney for:* Timothy J. Yoo, Chapter 7 Trustee

## UNITED STATES BANKRUPTCY COURT

JOSE I. HERNANDEZ AND ALISIA  
PLASENCIA MARIA HERNANDEZ.

CHAPTER: 7

## NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s)

**Sale Date:** May 17, 2016

**Time:** 2:30 p.m.

**Location:** Courtroom "1675" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

**Last date to file objections: May 3, 2016**

**Description of property to be sold:** all of the right, title and interest in residential real property commonly described as 3827 Akina Avenue, Perris, California ("Property")

**Terms and conditions of sale:** as-basis, without any warranties or representations, and free and clear of liens and encumbrances, with such liens and encumbrances to attach to the sale proceeds

**Proposed sale price: \$275,000**

**Overbid procedure (if any):** Any party desiring to submit an overbid must: (1) appear at the hearing; (2) submit the overbid before or at the hearing; and (3) deposit with the Trustee before or at the hearing a cash deposit of at least \$27,000 in the form of a cashier's check, payable to "Timothy J. Yoo, Chapter 7 Trustee." In addition, the initial overbid for the Property must be \$280,000, and all subsequent overbids with respect to the Property must be in increments of \$1,000.

**If property is to be sold free and clear of liens or other interests, list, date, time and location of hearing:**  
May 17, 2016 at 2:30 p.m. in Courtroom "1675" of the United States Bankruptcy Court, 255 E. Temple St., Los Angeles, California

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**  
Robert A. Hessling, Robert A. Hessling, APC, 3853 Meadow Park Lane, Torrance, CA 90505, facsimile: (310) 373-5152;  
e-mail: [rhessling@gmail.com](mailto:rhessling@gmail.com)

**Date:** April 20, 2016

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
3853 Meadow Park Lane, Torrance, CA 90505.

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On April 20, 2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**: On April 20, 2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

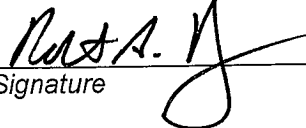
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_\_, 2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 20, 2016  
Date

Robert A. Hessling  
Printed Name

  
Signature

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

**Debtors' Counsel** William G Cort williamgcortdocuments@gmail.com  
**Trustee's Counsel** Robert A Hessling rhessling@gmail.com  
Merdaud Jafarnia bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com  
Nancy L Lee bknotice@rcolegal.com, nlee@rcolegal.com;RCO@ecf.inforuptcy.com  
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov  
**Trustee** Timothy Yoo (TR) tjytrustee@lnbrb.com, tyoo@ecf.epiqsystems.com

**2. SERVED BY U.S. MAIL**

Debtors

Jose I. Hernandez  
Alisia Plasencia Maria Hernandez  
4208 Lindell Ave.  
Pico Rivera, CA 90660-1721

Jose I. Hernandez  
Alisia Plasencia Maria Hernandez  
3827 Akina Avenue  
Perris, California 92571

Presiding Judge's Copy

Honorable Robert Kwan  
United States Bankruptcy Court  
255 E. Temple St., Suite 1682  
Los Angeles, CA 90012-3332

Lienholder

Green Tree Servicing, LLC  
P.O. Box 6172  
Rapid City, SD 57709-6172

Green Tree Servicing, LLC  
c/o Nationwide Title Clearing, Inc.  
2100 Alt. 1900 North  
Palm Harbor, FL 34683

Buyers

Salvador Casillas Padilla  
Guadalupe I. Casillas  
c/o Eduardo Becerra  
Main Street Properties  
201 S. Lakeview Avenue, Suite "A"  
Placentia, CA 92780